



# *West Beaverton*

*Neighborhood Association Committee*

## *Meeting*

*Thursday, July 8, 2004*

*7:00 PM*

Seventh Day Adventist Church

14645 SW Davis Road

(NW Corner of Murray and Davis Rd)

### **AGENDA**

**Questions? Call Karen Schouten, NAC Chair, (503) 626-5320**

7:00.....Call to Order, Welcome and Introductions, Approval of Prior Minutes, and Miscellaneous Announcements

7:10.....Fire Report

7:20.....Police Report

7:30.....Washington County Consolidated Communications Agency: Communications Tower proposal for Mt. Williams – Beaverton City owned property

8:30.....Beaverton Committee for Citizen Involvement Update

8:45.....Opens

9:00.....Adjournment

If you would like to receive information on the West Beaverton NAC meetings, or if you would like to be removed from the current mailing list, please contact Ellen Levno at [elevno@ci.beaverton.or.us](mailto:elevno@ci.beaverton.or.us).

The information contained in this agenda was developed by members of your Neighborhood Association Committee (NAC). It is distributed by the City of Beaverton's Neighborhood Program in an effort to promote and encourage public involvement. For additional information, please call the Neighborhood Program at (503) 526-2543.

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# Additional Opportunities & Events

**Residents Needed for Park District's Trails Advisory Committee:** The Tualatin Hills Park and Recreation District is now accepting applications from District residents to fill two open positions on the Trails Advisory Committee. These positions will represent the Park District's southeast and southwest quadrants. Candidates must live within these quadrants to serve on the Committee. Individuals who would like to learn if they live within these quadrants should call (503) 644-8469 x 25 or submit a completed application to the THPRD East Annex Office at 5500 SW Artic Drive, Beaverton, OR 97005.

Committee members serve a two (2) year term and are required to attend monthly meetings. This Committee receives public input in regards to District wide trail issues such as the planning, development and management of District trails and makes recommendations to the THPRD Board of Directors. Monthly meetings are usually held the third Tuesday of each month. Applications and Committee guidelines can be obtained at the THPRD East Annex Office, or on the District's web site at [www.thprd.org](http://www.thprd.org).

Let's  
Eliminate  
Aggressive  
Driving



**Report Aggressive Driving  
Call (503) 526-2231**

The Neighborhood Program is changing how it distributes its NAC materials. Beginning October 1, 2004, NAC materials will be available through the City's subscription page, instead of distributed by postal mail. Distributing information electronically will help to decrease our mailing costs, as well as allow us to distribute more information at little or no extra cost. If you do not have internet access, you can continue receiving NAC materials by postal mail by contacting the Neighborhood Program.

- ☐ To subscribe to the *NAC Information* list and receive notification when materials are available:
  - o Go to the City of Beaverton's web page at [www.ci.beaverton.or.us](http://www.ci.beaverton.or.us), click the "Electronic Mailing Lists," and complete the form for your NAC.
- ☐ To continue receiving NAC information via postal mail please call the Neighborhood Program at (503) 526-2543.

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Minutes for West Beaverton NAC Meeting  
June 10th, 2004

Attendants: Rich Crimi, LEEANNE GRANDE, Karin Olson, Kathleen Trask, Treasurer, Karen Schouten, Chair; Beaverton Police Officer Alan Juilfs, Tamara L. Holden (SR Desing), Marla Proctor, Beverly Moser, Steve McCoy, Constantin Cosyiuc, Chris Parkin, Clark Farrier, Steve Roper (SR Design), Anita Pace, David Williams, Wm. C. Howell, Peter Keefe

A quorum was present.

Meeting was called to order by Karen Schouten at 7:00 P.M.

Fire Report: No fire Report

**Police Report:** Officer Juilfs of the Beaverton police gave the police report on current crime statistics Part I and Part II Crimes. The crime rate is average for the year.

**Part 1 Crimes: Total 9.** 1 Aggravated Assault, 1 Burglarly Residential, Larceny (Theft) and 2 Auto Theft Decrease from 13 total last month

**Part 2 Crimes: 6** 1 Fraud, 4 Vandalism, and 1 Prostitution. Decrease from 21 total last month.

No update on undercover effort to work the transients who are illegally pandhandling at the Highway 217 egress. Officer Juilfs has been spending more time on Tri-Met MAX light rail with the opening of the new line.

Status on the Washington County Consolidated (WCCCA) Tower request. WCCCA and the Consultants will present at the next WBNAC meeting (July 8<sup>th</sup>) request for a desing variance (height) for a communications tower on Mt. Williams property along with the upgrade plan for Washington County.

**Blackstone Subdivision grading modifications at SW 155<sup>th</sup> Avenue.** Steve Roper from SR Design presented the changes for to the application. 1) Lot 3 in the original notice were incorrect. Lot #5 nothing to be done. Lots 14, 15 16 and 17 will not build daylight design houses near the road per market studies. Want to build a 10 foot high wall with plantings our of ultra block with a keystone look/more decorative, split face. Wall will be double tiered. Lower wall in the front at 155<sup>th</sup>. Plantings around the lowest level, set back 6 feet. Residents asked if a color photo could be mailed and/or emailed to see what it would look. The City is treating this as a design review. Visual hearing to be scheduled – not date yet. The catch basin will have a chain link fence. Residents recommended to put up a No Trespassing at the houses that are empty and will be demolished. One house has no rafters and is unstable. Demo permits have been issued. Wells and Septics Tanks will be decommissioned. The Post Office decides on mail box clusters. Homes across the street from the development need to call the Post Office to see where their mail boxes will be

located. All utilities will be underground for the development. As many trees on the development side as possible will be kept & sidewalks put in. Ditches on opposite side will not be touched. Residents asked if they could see a copy of the updated plan.

**155<sup>th</sup> Subdivision: 6675 and 6755 SW 155<sup>th</sup> Avenue proposal** to create a 9 lot subdivision was presented by Peter Keefe from LDC Design Group and Dave Williams, one of the property owners. Two houses exist and 7 new houses to be built in the \$400,000 price range. Plan to extend 156<sup>th</sup> Avenue thru the property so all access will be via 156<sup>th</sup> Avenue. Plan to preserve as many trees as possible. Projected 2500 square foot homes. Will improve 155<sup>th</sup> Street, adding curbs and street alignment. 156<sup>th</sup> Avenue will dead end at the gravel driveway, with a barricade. Only Fire access will have a key. The adjacent gravel road has a 10% grade. Dave Williams will keep 30,000 square feet for his lot. The other lots will be 10,000 to 14,000 square feet with one at 5,000 square feet.

The terrain and protection of significant trees exempts the development from the 7,000 minimum and 14,000 maximum density housing requirement. Dave will sell lots and the other property owner, Constantin Cosyuc, will build the homes. Every tree taken down has to be replaced or a fee paid to the city. They will be unable to replace the trees taken out to extend 156<sup>th</sup> Avenue. It costs \$1000.00 to replace a tree. The previous owner donated a 35 foot buffer but kept ownership of the trees in the buffer. The City determined the restriction that no access would be from 155<sup>th</sup> Avenue. Sprinklers or hydrants will be installed. The City staff has approved preliminary plans and a public hearing will be scheduled. Road construction will be for Spring 2005. Comment was to commend LDC Design for the quality of the visual presentation – clear for all to see what exists and what is proposed. Dave's experience as an architect and as a member of the City's Design Review Board for 8 years led him to commission LDC Design for the wonderful visuals.

**City Hall Report: Beaverton Committee for Citizen Involvement Meeting** was presented by Karen Schouten. The City of Beaverton has partnered with Comcast and Waste Management to bring a series of three family-friendly movies to City Park, located near the City Library on Saturday August 14th, 21st, and 28<sup>th</sup> for the community event, Flick by the Fountain. Movies will be projected on a large, inflatable screen. Comcast and Waste Management will fund 95% of the costs. The pre-movie entertainment will be organized and funded thru the Beaverton Arts Commission. Request from the City for the BACS to co-sponsor and assist in the remaining costs, especially advertising. Request for each NAC to donate \$250.00. Questions on what films will be shown. Karen Schouten to contact Jennifer Polley and bring the list to the July meeting for a vote.

**Opens:** 4490 SW 160<sup>th</sup> Avenue (east side of SW 160<sup>th</sup> Avenue at the intersection with SW Westwind Drive. Washington County Dept of Land Use and Transportation gave an approval with conditions on May 26, 2004 for a preliminary plat review for a 21 lot subdivision. 5.41 acres. Hardship relief for a reduction in the access spacing requirement from 100 feet to 96 feet and a property line adjustment.

The meeting was adjourned at 9:00 p.m.  
Minutes submitted by Karen Schouten